

FOR SUBLEASE

9089 Dallas St. La Mesa, CA
±8,000 SF AVAILABLE



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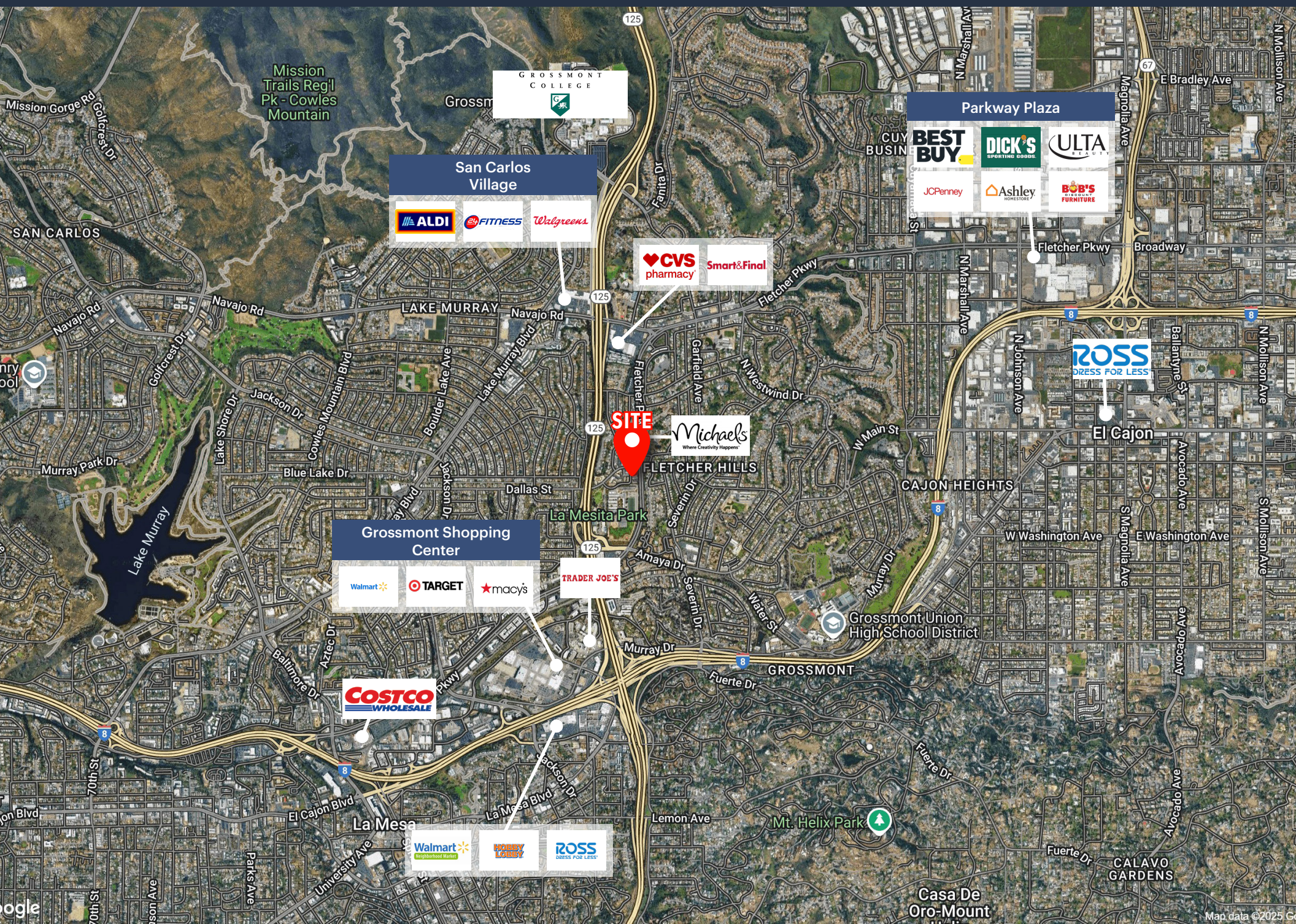
SUMMARY

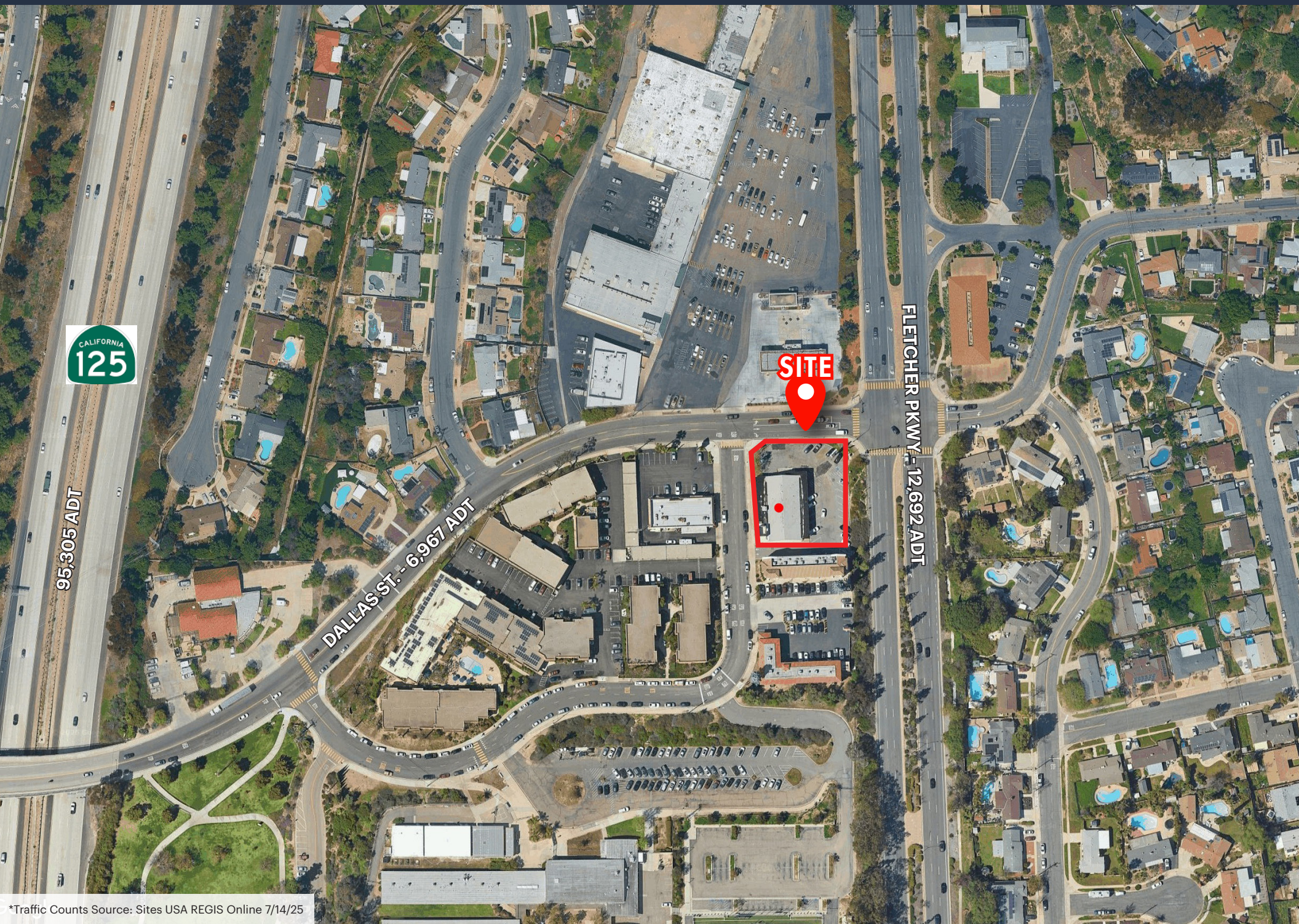
ADDRESS	9089 Dallas St., La Mesa, CA
CROSS STREET	Dallas St. & Fletcher Pkwy.
AVAILABLE	±8,000 SF
PARKING	Ample
ASKING RENTS	Contact Brokers
NNN	Estimated at \$0.28/SF
TERM	Negotiable
AVAILABLE	Now

HIGHLIGHTS

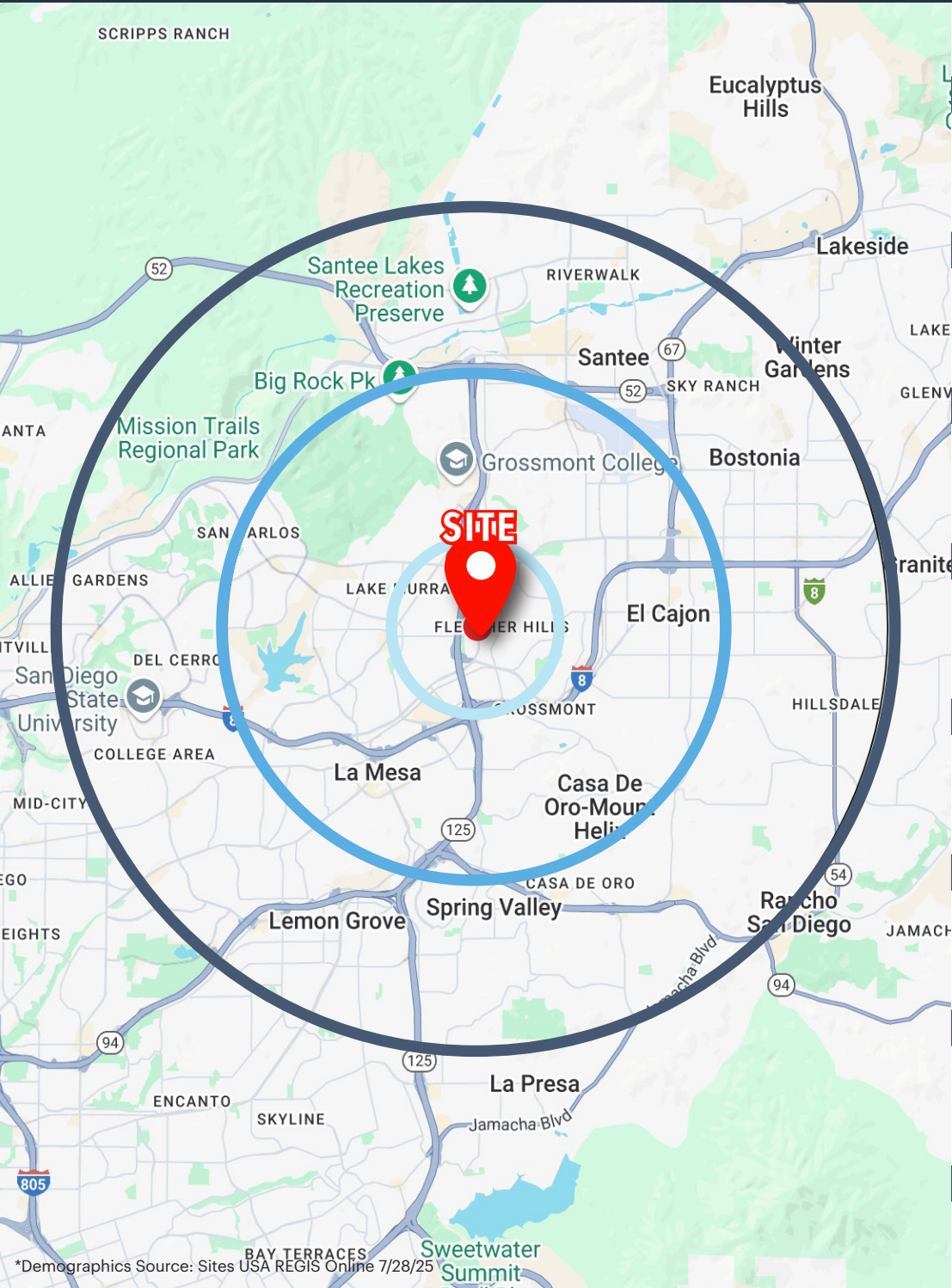
- Freestanding pad building located at signalized intersection
- Retail store and 2 auto service bays
- Ample parking on site
- Excellent visibility from Dallas St. & Fletcher Pkwy.
- Close proximity to Hwy. 125; .9 miles from I-8 Fwy.







*Traffic Counts Source: Sites USA REGIS Online 7/14/25



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
19,072	144,688	406,234



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
7,472	58,040	119,468



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$128,031	\$128,534	\$128,807



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
42.5%	38.5%	36.2%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$422.31 M	\$3.1 B	\$8.25 B



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
6,074	5,120	5,175



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
30.4%	30.9%	33.7%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
16.6%	24.8%	22.4%



*Demographics Source: Sites USA REGIS Online 7/28/25